

**City of Greensboro Planning Department
Zoning Staff Report and
Plan Amendment Evaluation
May 8, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: G
Location: South side of Lees Chapel Road and east side of Yanceyville Street west of Mitchell Avenue

Applicant: Kavanagh Associates, LLC
Owner: Lacy L. and Emily S. Lucas

GFLUM

From: Low Residential
To: Moderate Residential

Zoning

From: RS-12
To: CD-RM-12

Conditions:

- 1) Uses: Condominiums designed for sale and accessory uses.
- 2) There will be a maximum of one hundred eight (108) condominium units.
- 3) Pedestrian access connections will be provided to the adjacent CD-LB property to the northwest.
- 4) Pedestrian connections will be provided to the public sidewalks along Yanceyville Street and Lees Chapel Road.
- 5) Comparable signage, architectural style, lighting and landscaping will be provided similar to the CD-LB property to the northwest.
- 6) A Type B planting rate will be provided within the planting yard along the eastern property line.

SITE INFORMATION	
Maximum Developable Units	108
Net Density	11.3 units per acre
Existing Land Use	Undeveloped
Acreage	9.56
Physical Characteristics	<i>Topography:</i> Southerly downward slope <i>Vegetation:</i> Mostly wooded <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family Residential	RS-12
<i>South</i>	Single Family Residential	RS-12
<i>East</i>	Single Family Residential	RS-12
<i>West</i>	Single Family Residential	RS-12

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 120S.

DIFFERENCES BETWEEN RS-12 (EXISTING) AND CD-RM-12 (PROPOSED) ZONING DISTRICTS	
RS-12:	Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.
CD-RM-12:	Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. See Conditions for use limitation and other restrictions.

TRANSPORTATION	
Street Classification	Lees Chapel Road – Major Thoroughfare, Yanceyville Street – Major Thoroughfare.
Site Access	One access per street frontage is proposed. All access points must meet the City of Greensboro Driveway Standards per Ordinance.
Traffic Counts	Lees Chapel Road ADT = 7,953, Yanceyville Street ADT = 7,455.
Trip Generation	24 Hour = 685, AM Peak Hour = 55, PM Peak Hour = 64.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	No.
Traffic Impact Study	Yes required per TIS Ordinance. Please see the Additional Information section of this staff report for the Executive Summary.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to North Buffalo Creek
Floodplains	N/A
Streams	USGS Blue line (perennial) stream located along SW corner of the property. 50' buffer is required for the stream. Buffer is to be measured from top of bank, top of steep slope or edge of wetlands (whichever produces a greater buffer). The restrictions within the buffer are as follows: first 15' must remain undisturbed and next 35' built upon area limit of 50% no occupied structures are allowed
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
<i>South</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>East</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100' Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C.1: Establish standards for and promote new forms of *compact development*.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Existing:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots

greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Proposed:

Moderate Residential (6-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

COMPREHENSIVE PLAN AMENDMENT HISTORY		
Case #	Date	Request Summary
CP-06-02	2/7/06	Approximately 16.21 acres located on Yanceyville Street south of the subject site was amended from the Low Residential to the Moderate Residential land use classification.

APPLICANT STATED REASONS FOR REQUEST

Explain in detail why the change is needed and a justification for such a change:

A portion of the described property is within the moderate residential classification in the Comprehensive Plan and a portion is within the low residential classification. In order for the property to be developed as a coordinated whole for condominiums designed for sale, at an approximate density of 11.5 units per acre, it is necessary for the entire property to have the same land use classification.

Explain in detail the conditions that you think may warrant a Plan Amendment (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

As indicated above, the fact that the property that is the subject of this request is divided between two land use classifications warrants a Plan amendment in order that the entire property can be developed in a coordinated manner.

COMPREHENSIVE PLAN ANALYSIS

Need for the Proposed Change: The applicant is requesting this change to build condominiums. This portion of the tract is currently depicted as Low Residential on the Generalized Future Land Use Map which is predominantly single family detached dwellings, as well as other compatible housing types that can be accommodated within the density range. The applicant has requested a change for roughly 60% of the tract to Moderate Residential to accommodate this development. North of the subject property is a single family dwelling on a large undeveloped tract, an assisted living facility, and a nonconforming curb market. East of the site are scattered single family lots, south is primarily undeveloped, and west across Yanceyville Street are a several single family homes.

This area contains large deep lots with some development along both the Lees Chapel Road and Yanceyville Street road frontages. There is much undeveloped land behind these land

uses and this area is likely to transition over the next several years. Several multifamily rezonings have occurred in the extended area in the last few years and multiple changes to RS-7 have taken place, especially with small tracts to the east of the subject parcel.

This is a good example of infill development and the use of underutilized land that is currently within the city limits.

Staff feels that this request is consistent with the Reinvestment/Infill Goal and the Housing and Neighborhoods Goal of Connections 2025 as described above. Furthermore, this proposal meets Comprehensive Plan policies of promoting mixed-income neighborhoods, promoting the diversification of new housing stock, and promoting compact development and mixed-income neighborhoods.

Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service, traffic counts, planned road improvements, transit, accidents statistics, and environmental constraints such as; location within a Water Supply Watershed, floodplain, streams):

Water Resources: An appropriately sized drainage easement is required on all channels carrying public runoff (size dependent on amount of flow carried in channel).

Implications, if any, the Amendment may have for Other Parts of the Plan:

This change in land use classification and zoning could spark additional interest in the undeveloped acreage in this area.

Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3):

None.

COMPREHENSIVE PLAN MONITORING COMMENTS

The Monitoring Committee met on Monday, May 1, 2006, and made the following comments concerning this request:

- The Plan calls for growth to the east;
- This appears to be a natural/logical progression of the Moderate Residential land use classification; and
- This use is needed in this area.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The Pisgah Church Road/Lees Chapel Road Corridor Study (June 1996) recommended that the Lees Chapel Road/Yanceyville Street intersection be developed as a mixed single family and moderate density multifamily residential node. The plan recommended that the northeast corner be developed as multifamily while the southeast corner be maintained as single family. Since the plan recommended that this section of the corridor be developed as a mix of single family and multifamily housing, it is possible that these two quadrants could be flip-flopped to achieve the same result.

Other Plans: N/A

STAFF COMMENTS

Planning: A 16-acre tract to the south of this request was rezoned to CD-RM-8 by City Council on February 7, 2006. That rezoning proposal for a maximum of 130 townhomes designed for sale was accompanied by a request to amend the Generalized Future Land Use Map from Low Residential to Moderate Residential which the City Council also approved.

There is a mix of zoning districts in this extended area with multifamily zoning to the south (CD-RM-18, RM-12, and the newly approved CD-RM-8) and to the west (RM-8 and CD-RM-12). There are pockets of RS-7 to the east and southeast.

Roughly 40% of this tract is presently designated as Moderate Residential on the Generalized Future Land Use Map.

With the companion commercial request, this proposal promotes a new type of development which features mixed use residential and nonresidential on the same tract.

GDOT: Cross access between properties is required under the Subdivision Ordinance. Therefore, cross access will be required between this property and the property next to it, which is zoning agenda item F.

Water Resources: An appropriately sized drainage easement is required on all channels carrying public runoff (size dependent on amount of flow carried in channel).

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval of the Comprehensive Plan amendment to the Moderate Residential land use classification and approval of the rezoning to Conditional District – RM-12 Residential Multifamily primarily due to:

- It supports the reinvestment and infill goal by putting underutilized land within the city limits to a beneficial use;
- It will utilize the array of city services that are already available to it;
- It provides a diversification of new housing stock; and
- It promotes compact development.

ADDITIONAL INFORMATION

Kavanaugh Homes Residential/Commercial Development - Traffic Impact Analysis

Prepared for Kavanaugh Homes

March 23, 2006

Executive Summary

Kavanaugh Homes proposes to develop a residential and commercial development at the corner of Lees Chapel and Yanceyville Street in Greensboro, NC (see figure 1). The site plan proposes 108 units of residential condominiums and a commercial tract (use to be determined based on zoning). The project proposes four access points; two access points on Lees Chapel Road and two full access points on Yanceyville Street.

The City of Greensboro has requested a traffic analysis to determine the effect of this proposed project. Transportation engineering consultant firm *John Davenport Engineering Inc.* was contracted to provide the traffic study for this proposed development. The following intersections were included in the study:

- Yanceyville Street at Lees Chapel Road (existing signalized)
- Yanceyville Street at Proposed Commercial Tract Accesses (2)
- Lees Chapel Road at Proposed Residential Tract Accesses (2)

These intersections were analyzed for the following scenarios:

- 2006 Existing Conditions
- 2009 Future No-Build Conditions
- 2009 Future Build conditions

The site is proposed to be built-out by 2009.

A worst cast use was modeled for the proposed commercial tract because a final use had not been determined (Convenience Market with eight gas pumps). Based on this assumption, this proposed development could to generate approximately 5,026 daily weekday trips; with 193 trips during the AM peak and 216 trips during the PM peak.

The following is a level of service table for the projected impact of this development:

Level of Service Table						
	AM Peak			PM Peak		
Intersection	2006 Base Conditions	2009 Future No-Build	2009 Future Build	2006 Base Conditions	2009 Future No-Build	2009 Future Build
Lees Chapel @ Yanceyville	C (28.4)	C (32.7)	C (33.3)	C (28.1)	C (31.1)	C (32.1)
Yanceyville @ Commercial Access			C (22.7) WBL			D (32.0) WBL
Yanceyville @ Residential Access			D (27.1) WBL			E (35.3) WBL
Lees Chapel @ Commercial Access			C (16.9) NBL			B (14.5) NBL
Lees Chapel @ Residential Access			C (21.3) NBL			C (17.5) NBL

Based on the traffic analysis results, there are no recommended improvements for the Lees Chapel/Yanceyville intersection. It is expected to operate at a LOS C under the future build conditions without any improvements. Analysis further indicates that the proposed access points will operate relatively well as full-access points without any geometric improvements. However, if full access is allowed at all the proposed intersections, it is recommended that both Lees Chapel and Yanceyville Street be widened to allow for a two way left turn lane across the proposed drives (if right of way is available). Both of these roadways are currently four-lane undivided. Additionally, the residential access points should have separate left and right turn lanes. Finally, it is recommended that a pedestrian connection be established between the commercial and residential sections of this development to cut down on unnecessary trips.

In conclusion, analysis indicates that this proposed development will have a negligible effect on the Yanceyville Street/Lees Chapel Road intersection. The recommended improvements at the proposed driveways should adequately address any anticipated impacts from the construction of this development.